

Prepared by and return to:

Joseph M. Sparkman, Jr.
Attorney at Law
Post Office Box 266
Southaven, MS 38671-0266
662-349-6900

45 1/18/05 12:05:29
BK 490 PG 734
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

041788

Cameron Esther
GRANTOR

to:

John K. Rigby and wife, Carolyn J. Rigby
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cameron Esther does hereby sell, convey, and warrant unto John K. Rigby and wife, Carolyn J. Rigby, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

Part of the Northwest Quarter of Section 26 and part of the Northeast Quarter of Section 27, Township 3 South, Range 6 West, Desoto County, Mississippi and being more particularly described as follows, to wit:

Commencing at a point commonly accepted as the northeast corner of said Section 27; thence run North 89°20'59" West a distance of 543.07 feet along the north line of said Section 27 to a point; thence run due South a distance of 453.32 feet to a steel fence rail on the south right-of-way line of Holly Springs Road (80 feet wide), said point being the Point of Beginning; thence run Northeasterly a distance of 180.71 feet along said south right-of-way line, a curve to the left (D=10°27'30", R=990.00 feet), to the point of tangency of said curve; thence run North 74°28'30" East a distance of 340.70 feet along said south right-of-way line to the point of curvature of a curve to the left (D=03°16'25", R=1040.00 feet); thence run Northeasterly a distance of 59.42 feet along said curve and south right-of-way line to a steel fence rail at the northwest corner of the James C. Mayoza property; thence run the following calls along the west line of said Mayoza property and old fence and hedgerow to a point on the centerline of a ditch;

South 03°19'06" East	193.58 feet
South 04°14'02" East	88.25 feet
South 04°35'36" East	131.59 feet
South 69°57'38" West	36.03 feet
North 65°28'54" West	52.50 feet
North 74°02'14" West	29.31 feet
South 60°03'05" West	36.11 feet
North 79°17'09" West	130.07 feet
North 86°58'33" West	82.94 feet
South 45°01'25" West	55.55 feet
South 32°23'58" West	427.88 feet

Thence run North 37°13'46" West a distance of 161.80 feet along said ditch centerline to the southeast corner of the Wayne Robertson property; thence run North 13°52'59" East a distance of 530.63 feet along the east line of said Roberson property to the Point of Beginning. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E. dated May 26, 1998 as shown on Exhibits A and B attached hereto.

LESS AND EXCEPT:

Commencing at the Northeast corner of Section 27, Township 3 South, Range 6 West in Desoto County, Mississippi; thence North 89°20'59" West 543.07 feet; thence South 453.32 feet to a steel fence post on the south R.O.W. of Holly Springs Road; thence run northeasterly a distance of 152.00 feet along said south R.O.W. line a curve to the left (D=10°27'30" and R=990.0 feet) to the Point of Beginning of the three acre tract here-in described; thence continuing along said curve to the left (D=10°27'30" and R=990.0 feet) 28.71 feet to the tangency of said curve; thence run North 74°28'30" East a distance of 340.70 feet along said R.O.W. line to the northwest corner of the James C. Mayoza property marked by a steel fence post; thence run the following calls along the west line of said Mayoza property and old fence and hedgerow; thence South 3°19'5" East 193.58 feet; thence South 4°14'2" East 88.25 feet; thence South 4°35'36" East 131.59 feet; thence South 69°57'38" West 36.03 feet;

thence North 65°28'54" West 52.5 feet; thence North 74°2'14" west 29.31 feet;
 thence South 60°3'5" West 36.11 feet; thence North 79°17'9" west 130.07 feet;
 thence North 86°58'33" West 82.94 feet; thence South 45°1'25" west 55.5 feet;
 thence North 1°17'18" East 325.0 feet to the Point of Beginning as shown on
 Exhibit C attached hereto.

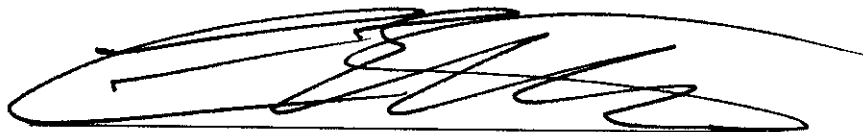
Indexing Instructions:

Northwest Quarter of Section 26 and Northeast Quarter of Section 27, Township 3
 South, Range 6 West, Desoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record
 for public roads and public utilities, subdivisions and zoning regulations in
 effect, prior reservations of oil and mineral rights, all applicable building
 restrictions and restrictive covenants of record, in the office of the Chancery
 Court Clerk of DeSoto County, Mississippi, including, but not limited to, Book 25,
 Page 674 and Book 170, Page 511.

Taxes for the year 2005 are to be paid by Grantee and possession is to be given
 with deed.

WITNESS the signature of the Grantors, this the 14th day of January, 2005.



Cameron Esther

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said
 State and County aforesaid, the within named Cameron Esther, who acknowledge that he
 executed and delivered the above foregoing Warranty Deed on the day and year therein
 mentioned as his free and voluntary act and deed and for the purposes therein
 expressed.

Given under my hand and official seal of office, this the 14th day of January,
 2005.

My Commission Expires



Notary Public

GRANTOR'S ADDRESS:

35498 OLATHE
 LEANON, MO 65536
 Work Phone #: 901-413-6501
 Home Phone #: 417-426-5620

GRANTEE'S ADDRESS:

PO Box 471
 HEWANOO MS 38632-0471
 Work Phone #: 901-521-2239
 Home Phone #: 662-233-2073

DESCRIPTION

Part of the Northwest Quarter of Section 26 and Part of the Northeast Quarter of Section 27, Township 3 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point commonly accepted as the northeast corner of said Section 27; thence run North 89°20'59" West a distance of 543.07 feet along the north line of said Section 27 to a point; thence run Due South a distance of 453.32 feet to a steel fence rail on the south right-of-way line of Holly Springs Road (80-feet wide), said point being the Point of Beginning; thence run Northeasterly a distance of 180.71 feet along said south right-of-way line, a curve to the left ($D=10^{\circ}27'300"$, $R=990.00$ feet), to the point of tangency of said curve; thence run North 74°28'30" East a distance of 340.70 feet along said south right-of-way line to the point of curvature of a curve to the left ($D=03^{\circ}16'25"$, $R=1040.00$ feet); thence run Northeasterly a distance of 59.42 feet along said curve and south right-of-way line to a steel fence rail at the northwest corner of the James C. Mayoza property; thence run the following calls along the west line of said Mayoza property and old fence and hedgerow to a point on the centerline of a ditch:

South 03°19'06" East	193.58 feet
South 04°14'02" East	88.25 feet
South 04°35'36" East	131.59 feet
South 69°57'38" West	36.03 feet
North 65°28'54" West	52.50 feet
North 74°02'14" West	29.31 feet
South 60°03'05" West	36.11 feet
North 79°17'09" West	130.07 feet
North 86°58'33" West	82.94 feet
South 45°01'25" West	55.55 feet
South 32°23'58" West	427.88 feet

Thence run North 37°13'46" West a distance of 161.80 feet along said ditch centerline to the southeast corner of the Wayne Roberson property; thence run North 13°52'59" East a distance of 530.63 feet along the east line of said Roberson property to the Point of Beginning and containing 6.09 acres, more or less. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E., dated May 26, 1998.

INDEXING INSTRUCTIONS:

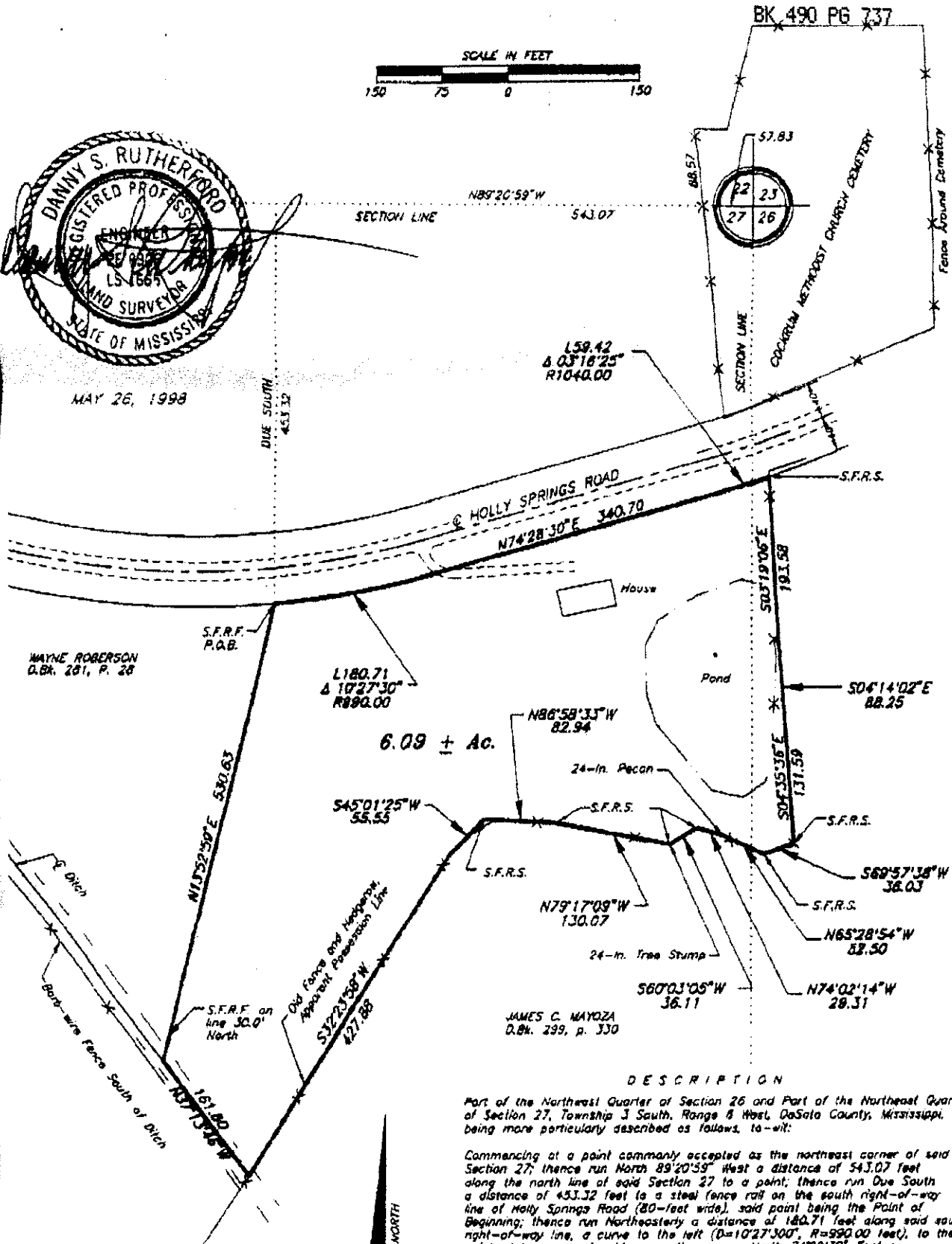
Part of the Northwest Quarter of Section 26 and Part of the Northeast Quarter of Section 27, Township 3 South, Range 6 West, DeSoto County, Mississippi



SCALE IN FEET
150 75 0 150



MAY 26, 1998



WAYNE ROBERSON
D.Bk. 281, P. 28

L180.71
Δ 10°27'30\"/>

6.09 ± Ac.

JAMES C. MAYOZA
D.Bk. 299, p. 330

DESCRIPTION

Part of the Northeast Quarter of Section 26 and Part of the Northeast Quarter of Section 27, Township 3 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a point commonly accepted as the northeast corner of said Section 27; thence run North 89°20'59" West a distance of 543.07 feet along the north line of said Section 27 to a point; thence run Due South a distance of 453.32 feet to a steel fence rail on the south right-of-way line of Holly Springs Road (80-foot wide), said point being the Point of Beginning; thence run Northeastly a distance of 180.71 feet along said south right-of-way line, a curve to the left (D=10°27'30", R=990.00 feet), to the point of tangency of said curve; thence run North 74°28'30" East a distance of 340.70 feet along said south right-of-way line to the point of curvature of a curve to the left (D=03°16'25", R=1040.00 feet); thence run Northeastly a distance of 55.42 feet along said curve and south right-of-way line to a steel fence rail at the northwest corner of the James C. Mayoza property; thence run the following calls along the west line of said Mayoza property and old fence and hedgerow to a point on the centerline of a ditch:

South 03°19'06" East	183.58 feet
South 04°14'02" East	88.25 feet
South 04°35'36" East	131.59 feet
South 69°57'38" West	36.03 feet
North 65°28'54" West	52.50 feet
North 74°02'14" West	28.31 feet
South 60°03'05" West	36.11 feet
North 79°17'09" West	130.07 feet
North 88°58'33" West	82.94 feet
South 45°01'25" West	55.55 feet
South 32°23'58" West	427.88 feet

NOTES

The herein shown property is that same property conveyed by George M. Hansen, et al, to Bette L. Humphrey on June 6, 1994 and recorded in Deed Book 172 on Page 131 of the Chancery Records of DeSoto County, Mississippi.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0150 D, dated May 3, 1990, the herein shown property is not in a flood hazard zone.

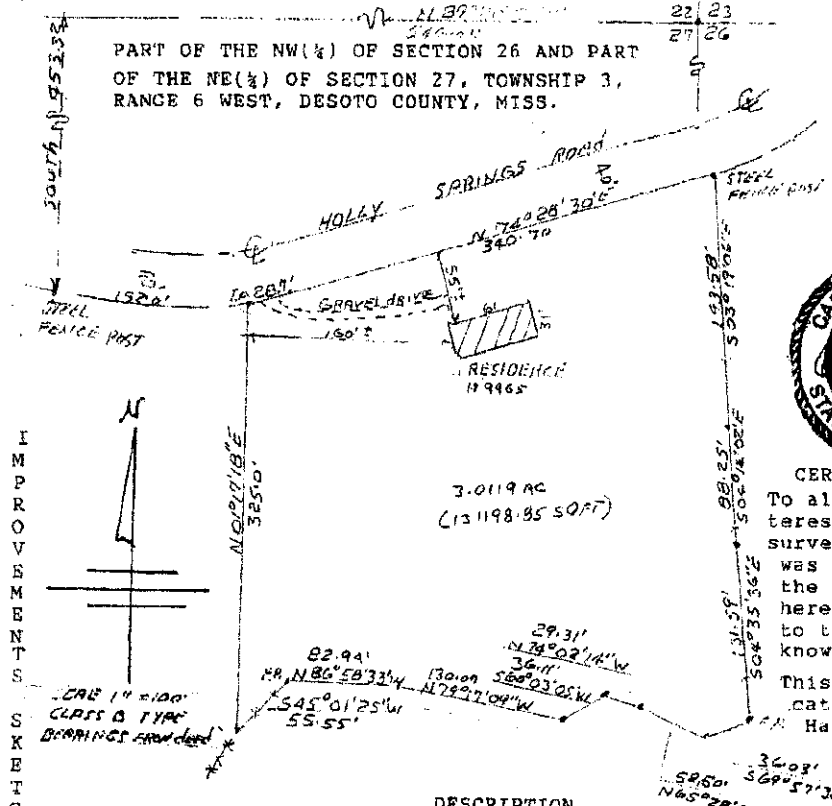
The herein shown property is in the below listed quarter-quarter sections:

Exhibit "B"

SKETCH/AREA TABLE ADDENDUM

File No:

SUBJECT
Borrower/Client
Cameron Esther
Property Address
9965 Holly Springs Road
City Hernando County DeSoto State Mississippi Zip Code 38632
Lender



CERTIFICATE
To all persons interested in premises surveyed, this survey was actually made on the ground as shown hereon and is correct to the best of my knowledge.
This area is not located in a Flood Hazard area.

DESCRIPTION

Commencing at the Northeast Corner of Section 27, Township 3 South, Range 6 West in DeSoto County, Mississippi; Thence north 89 degrees 20 minutes 59 seconds west 543.07 feet; Thence south 453.32 feet to a steel fence post on the south R.O.W. of Holly Springs Road; Thence run northeasterly a distance of 152.0 feet along said south R.O.W. line a curve to the left (D=10 degrees 27 minutes 30 seconds and R=990.0 feet to the Point of Beginning of the three acre tract herein described; Thence continuing along said curve to the left (D=10 degrees 27 minutes 30 seconds and R=990.0 feet) 28.71 feet to the tangency of said curve; Thence run north 74 degrees 28 minutes 30 seconds east a distance of 340.70 feet along said R.O.W. line to the northwest corner of the James C. Mayoza property marked by a steel fence post; Thence run the following calls along the west line of said Mayoza property and old fence and hedgerow: Thence south 3 degrees 19 minutes 05 seconds east 193.58 feet; Thence south 04 degrees 14 minutes 02 seconds east 88.25 feet; Thence south 04 degrees 35 minutes 36 seconds east 131.59 feet; Thence south 69 degrees 57 minutes 38 seconds west 36.03 feet; Thence north 65 degrees 28 minutes 54 seconds west 52.5 feet; Thence north 74 degrees 02 minutes 14 seconds west 29.31 feet; Thence south 60 degrees 03 minutes 05 seconds west 36.11 feet; Thence north 79 degrees 17 minutes 09 seconds west 130.07 feet; Thence north 86 degrees 58 minutes 33 seconds west 82.94 feet; Thence south 45 degrees 01 minutes 25 seconds west 55.5 feet; Thence north 01 degrees 17 minutes 18 seconds east 325.0 feet to the Point of Beginning and containing 3.0119 acres.

Clark's Land Surveying
3490 Baldwin Rd.
Hernando, Miss. 38632 (662) 429-9550

EXHIBIT C

CAB 12/13/04

SCALE: 1 inch = 100'